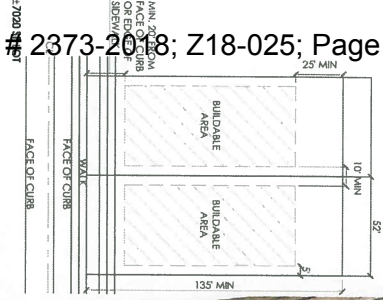
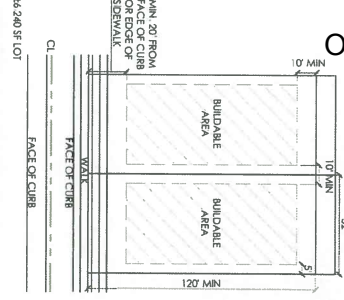


2 TYPICAL PERIMETER LOT CONFG.
SCALE: 1"=30'



1 TYPICAL INTERIOR LOT CONFG.
SCALE: 1"=30'



SITE DATA - PUD-6

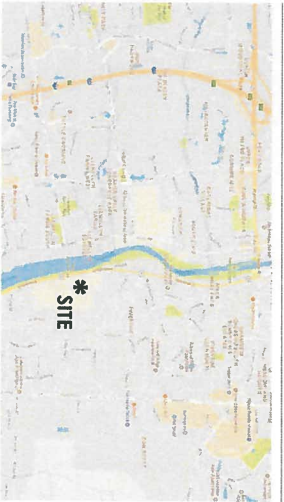
GROSS ACRES	+/- 20.648 ACRES
TOTAL UNITS	81 UNITS
GROSS DENSITY	+/- 3.92 D.U./AC.
NET ACRES - WITHOUT ROW (H/ 0.449 AC)	+/- 20.199 ACRES
NET DENSITY	+/- 4.01 D.U./AC.
OPEN SPACE REQUIRED (81 UNITS X 800 S.F.)	+/- 1.49 ACRES
OPEN SPACE PROVIDED	+/- 3.4 ACRES

PUD PLAN

THE COURTYARDS AT RIVERSIDE DRIVE
PREPARED FOR EPCON COMMUNITIES
DATE: 4-1-18



SITE LOCATION MAP



Paris Planning & Design
LAND PLANNING
234 N. 2nd Street
P.O. Box 114
Columbia, MO 65201
www.parisplanning.com
Scale: 1"=60'
DATE: 4-1-18

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2018**

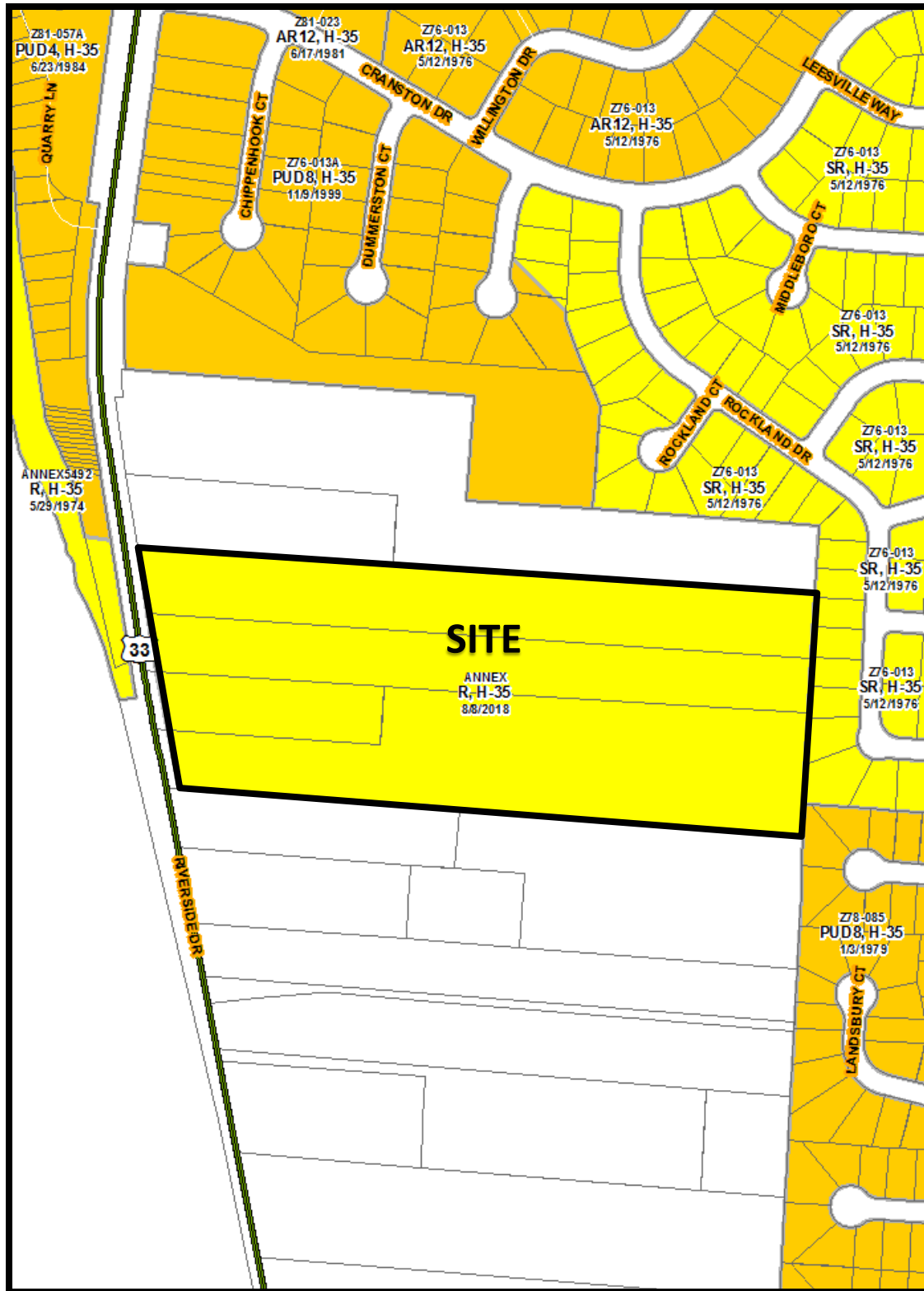
- 1. APPLICATION: Z18-025**
Location: **5586 RIVERSIDE DRIVE (43017)**, being 20.25± acres located on the east side of Riverside Drive, 1,250± south of Cranston Drive (212-000423; Northwest Civic Association).
Existing Zoning: R, Rural District (Annexation Pending).
Request: PUD-6, Planned Unit Development District.
Proposed Use: 81 single-unit dwellings.
Applicant(s): Epcon Communities, Inc.; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, Ohio 43054.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is developed with five single-unit dwellings. The applicant is requesting the PUD-6, Planned Unit Development District to permit the development of 81 single-unit dwellings (4.01 du/AC).
- To the north and south of the site are single-unit dwellings in Perry Township. To the east are single-unit dwellings zoned SR, Suburban Residential District. To the west across Riverside Drive is the Scioto River.
- The site is within the boundaries of the *Northwest Plan* (2016), which recommends “Low Density Residential” land uses for this location.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- The text commits to a site plan and includes development standards addressing setback requirements, vehicular access, landscaping and screening, building materials, refuse collection, and graphics provisions.
- The *Columbus Thoroughfare Plan* identifies Riverside Drive as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

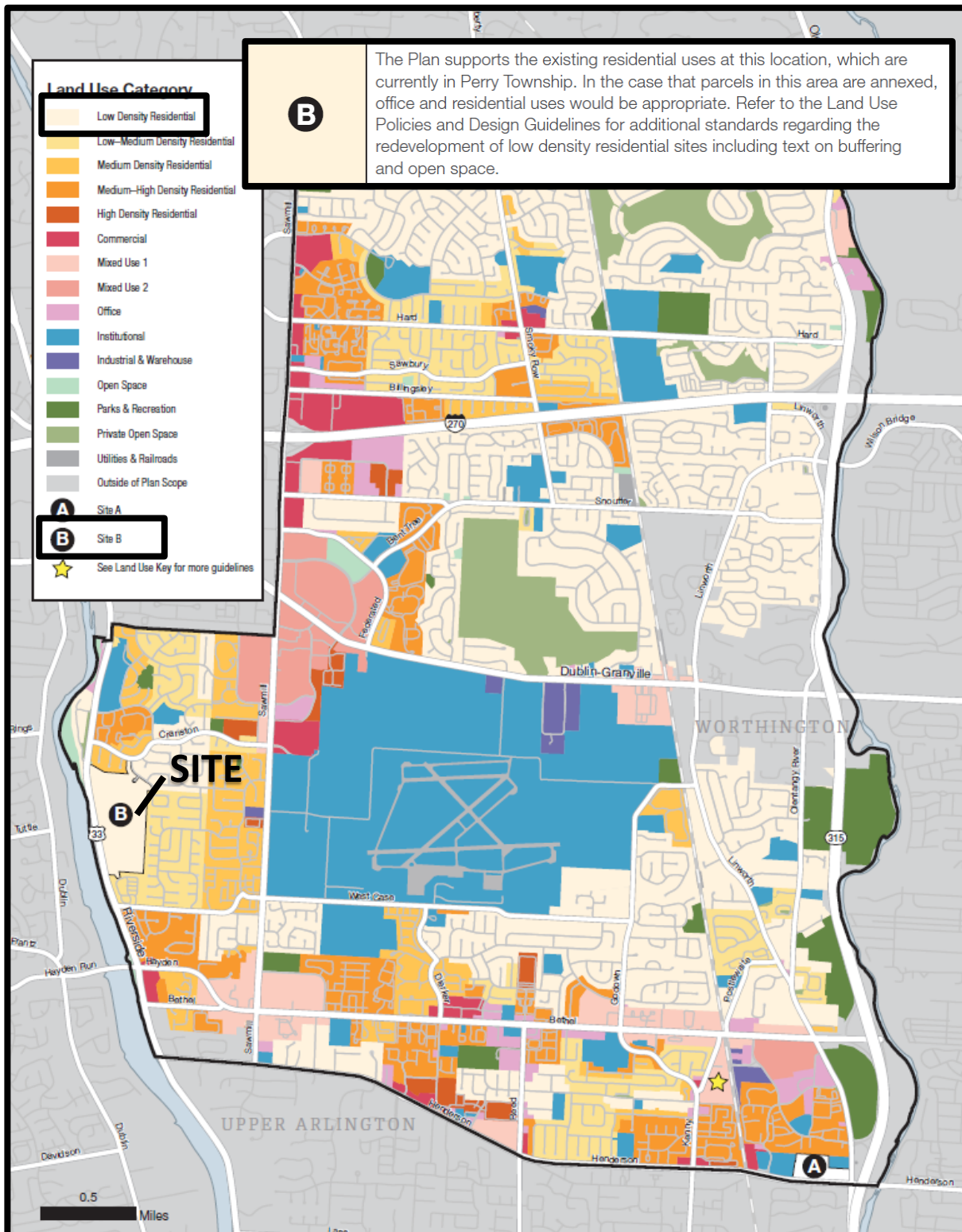
CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested PUD-6, Planned Unit Development District will allow the development of 81 dwelling units with 3.3 acres of open space. The development text and plan include commitments to specific development standards including vehicular access, landscaping and screening, building materials, refuse collection, and graphics provisions. While the request is compatible with the *Northwest Plan's* land use recommendation of low density residential land uses, and includes substantial preservation of natural resources on site, the Planning Division has some concerns with connectivity and arrangement of the open space. In consultation with the Department of Public Service, the Planning Division would like street stubs to the north and south that provide vehicle connectivity in the event that adjacent properties redevelop. Additionally, the Planning Division would like to see consolidation of open space and amenity space areas into a more prominent central open space to serve as a destination and gathering place for residents.



Z18-025
5586 Riverside Drive
Approximately 20.25 acres
R to PUD-*

Northwest Plan (2016)



Z18-025
5586 Riverside Drive
Approximately 20.25 acres
R to PUD-6



Z18-025
5586 Riverside Drive
Approximately 20.25 acres
R to PUD-*



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number:

218-025

Address:

5586-5610 Riversdale Dr

Group Name:

Northwest Civic Association

Meeting Date:

5/2/2018

Specify Case Type:

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- ☒ Approval
☐ Disapproval

NOTES:

Developer will continue to discuss details of "buffer"
w/ property owner on adjacent property on south boundary.

Developer will remove "vinyl" from proposed possible
materials for home exteriors

Rezoning now for change to PUD-6, as result of add'l rt of way
required along Riversdale Dr.

Vote:

9-yas & no

Signature of Authorized Representative:

Catherine S. Logsdon

SIGNATURE

Northwest Civic Association

RECOMMENDING GROUP TITLE

614-571-5754

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 500 S. Front St. Ste 1200 Columbus OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Epcon Communities, Inc. 500 Stonehenge Parkway Dublin, Ohio 43017 c/o Jason Coffee 614-761-1010 x 576	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of March, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires:

CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO

This Project Disclosure Statement will be invalid after date of notarization
MY COMMISSION EXPIRES 06/28/2019

Notary Seal Here

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer